

<b>Applicant</b>	Las Olas & Andrews, LLC. / One West Las Olas Plat	
<b>Request</b>	Plat Approval	
<b>General Location</b>	Northwest corner of South Andrews Avenue and West Las Olas Boulevard	
<b>Legal Description</b>	East 75.00 feet of Lot 20 and the East 75.00 feet of the North 20.00 feet of Lot 19, Block 26, Town of Fort Lauderdale, according to the plat thereof as recorded in P.B. B, P. 40, of the Public Records of Dade County, Florida, less the East 14.40 feet thereof together with: East 99.50 feet of the South 10.00 feet of Lot 21 and the North 2.00 feet of the West 24.50 feet of the East 99.50 feet of Lot 20, Block 26, less the East 14.40 feet thereof, Town of Fort Lauderdale, according to the plat thereof as recorded in P.B. B, P. 40, of the Public Records of Dade County, Florida.	
<b>Property Size</b>	5,142 SF / 0.1180 Acres	
<b>Zoning</b>	Regional Activity Center – City Center District (RAC-CC)	
<b>Existing Use</b>	Vacant	
<b>Proposed Use of Property</b>	45,000 SF office building	
<b>Future Land Use Designation</b>	Downtown Regional activity Center (D –RAC)	
<b>Comprehensive Plan Consistency</b>	Consistent with the permitted uses in the Future Land Use Element – Downtown Regional Activity Center	
<b>Other Required Approvals</b>	City Commission / By Resolution	
<b>Applicable ULDR Sections</b>	47-24.5 Subdivision Regulations	
<b>Notification Requirements</b>	Sign notice 15 days prior to meeting	
<b>Action Required</b>	Recommend approval or denial of the Plat to the City Commission	
<b>Project Planner</b>	<b>Name and Title</b>	<b>Initials</b>
	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
<b>Authorized By</b>		
<b>Approved By</b>	Marc LaFerrier, AICP, Planning and Zoning Director	

**Request:**

This is a request to plat 0.1180 acres of land for the purpose of constructing a 45,000 SF office building.

**Property/Project Description:**

The proposed project is located at the northwest corner of S. Andrews Avenue and W. Las Olas Boulevard. The applicant proposes to construct a new 45,000 SF office building on the site, which is currently vacant. The proposed project is currently going through the City's Development Review Process as a Site Plan Level II development, with City Commission Request for Review.

**Staff Determination:**

This plat was reviewed by the Development Review Committee on October 12, 2004. All comments have been addressed. Signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained. The plat conforms to the requirements of ULDR Sec. 47-24.5, Subdivision Regulations.

**Comprehensive Plan Consistency:**

Consistent with the permitted uses in the Future Land Use Element –Downtown Regional Activity Center, and Objective 5, which requires that the City is consistent with Broward County's platting regulations.

**Planning & Zoning Board Review Options:**

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of ULDR Sec. 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.